

Reserve At Forest Ridge

A PORTION OF THE NE 1/4 OF THE NW 1/4,
SEC. 26, TWP. 24 N., RGE. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL OF THOSE ROADS, ALLEYS, WOONERFS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

TAYLOR MORRISON NORTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

BY: _____
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS:

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____

AS THE _____ OF _____

DATED: _____

(PRINT NAME)
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: _____

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

CPD CURRENT PLANNING MANAGER/DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

CPD ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

CPD PLANNER

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS _____ DAY OF _____ 20____

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

ATTEST: _____
MARY LOU PAULY CLERK OF THE CITY OF ISSAQUAH
MAYOR, CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

TAX PARCEL NUMBER: 272406-9221

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL.

THIS _____ DAY OF _____ 20____

MANAGER, FINANCE DIVISION

DEPUTY

LEGAL DESCRIPTION

NEW PARCEL D, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA11-00002, RECORDED OCTOBER 6, 2011 UNDER RECORDING NO. 20111006900006, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF ISSAQUAH BY DEDICATION OF RIGHT OF WAY DEED RECORDED DECEMBER 20, 2013 UNDER RECORDING NO. 20131220000718, RECORDS OF KING COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION LYING EASTERLY OF LOTS 85 AND 86 OF FOREST RIDGE AT ISSAQUAH HIGHLANDS (PARCEL C), AS PER PLAT RECORDED IN VOLUME 258 OF PLATS, PAGES 80 THROUGH 86, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON;

AND EXCEPT THE NORTH 18 FEET OF THE WEST 68 FEET OF THE EAST 309.02 FEET AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE NORTH LINE OF SAID NEW PARCEL D

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF _____
AT PAGE _____ AT THE REQUEST OF: _____

COUNTY AUDITOR

RESTRICTIONS FROM TITLE

6. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON ISSAQUAH HIGHLANDS FINAL PLAT OF DIVISIONS 1, 2, 3, 9, 10, 12, 13, 15, 16, 17 & 18: RECORDING NO: 9712171813, IN VOLUME 183 OF PLATS, PAGES 88-98. (NOTHING TO PLOT)
10. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON FINAL PLAT OF ISSAQUAH HIGHLANDS SOUTH EXPANSION: RECORDING NO: 20081216000515, IN VOLUME 250 OF PLATS, PAGES 39-4 (NOTHING TO PLOT)

SCHEDULE B ITEMS 1-5, 7-9, AND 11-22 NOT APPLICABLE TO BE SHOWN HEREON.

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON UPDATED SECOND COMMITMENT NUMBER 220230-SC, DATED APRIL 29, 2022

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT OF RESERVE AT FOREST RIDGE, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.: THAT ALL COURSES AND DISTANCES, INCLUDING THE LOCATION OF CRITICAL AREA BOUNDARIES, ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND TRACT CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

GLENN R. SPRAGUE DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 41299
STATE OF WASHINGTON
GXS@COREDESIGNINC.COM



WUCIOA CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ITAYLOR MORRISON NORTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON _____, 2023. I HEREBY CERTIFY THAT THIS MAP FOR RESERVE AT FOREST RIDGE IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT TO BE REFLECTED ON THE MAP IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. _____ DATE _____

SURVEYOR'S ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS:

ON THIS DAY, BEFORE ME, GLENN R. SPRAGUE, PERSONALLY APPEARED, PROVED TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITH AND FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

DATED: _____

(PRINT NAME)
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: _____



ENGINEERING • PLANNING • SURVEYING
JOB NO. 17136

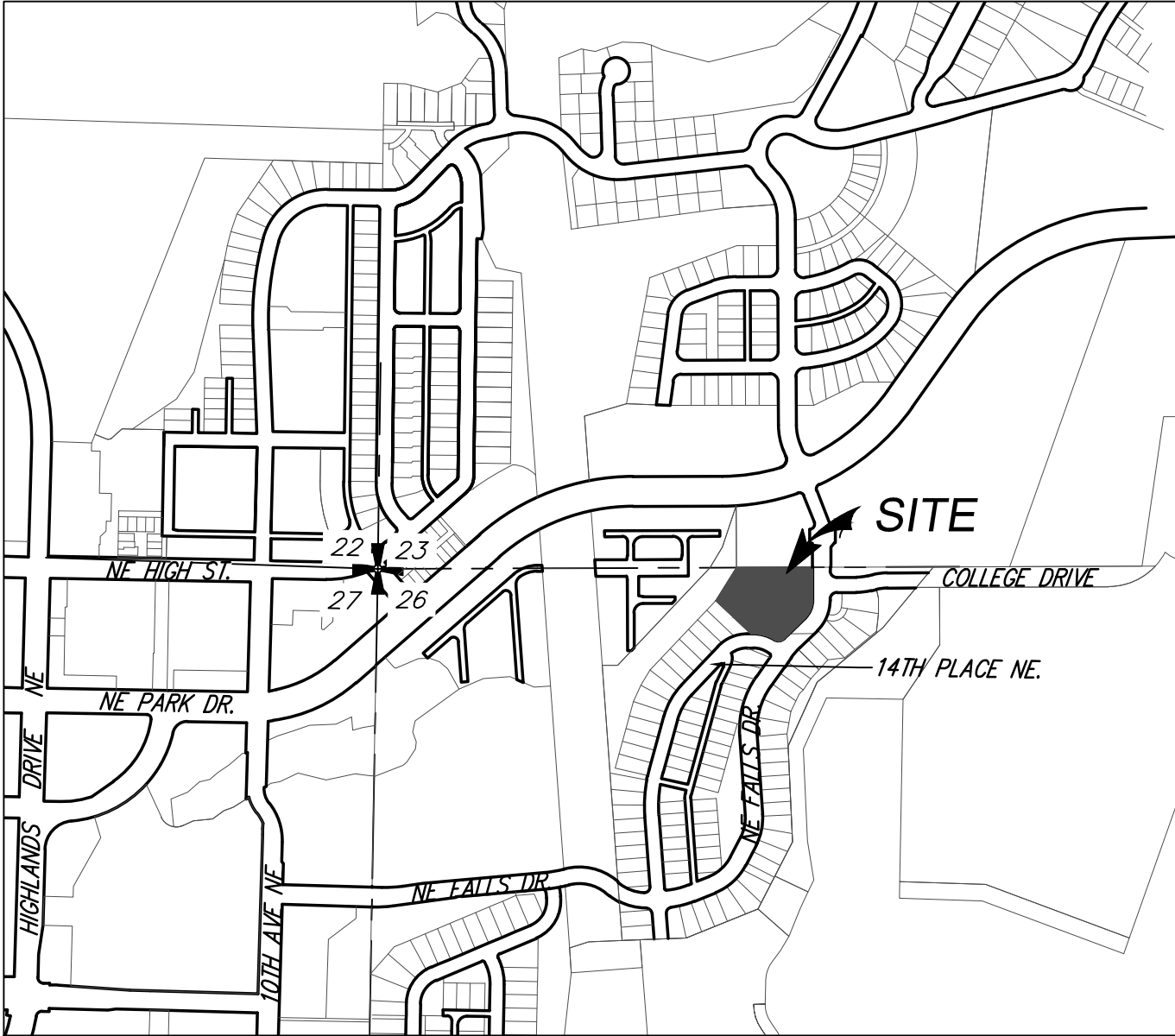
12100 NE 195th Street, #300
Bothell, Washington 98011
425.885.7877

EASEMENT PROVISIONS

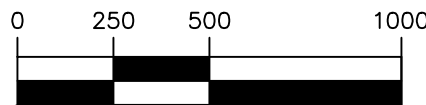
1. A PRIVATE DRY UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, CENTURY LINK, HFN, COMCAST, POLYGON WUH, LLC (A LIMITED LIABILITY COMPANY), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 5.00 FEET, UNLESS SHOWN OTHERWISE, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF LOTS 1 THROUGH 6. THIS EASEMENT SHALL EXTEND FURTHER OVER SAID PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ADJACENT TO SAID 5-FOOT STRIP AS FOLLOWS: THE EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 5- FEET IN WIDTH EXTENDING BEYOND THE ASBUILT LIMITS OF SAID FACILITIES. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, REPLACE, REPAIR, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATION, DATA TRANSMISSION, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. FURTHER, THIS ENTITY IS GRANTED AN EASEMENT UNDER AND UPON THE PUBLIC ALLEYS DEDICATED FOR THE SAME UTILITY PURPOSE DESCRIBED ABOVE, SUBJECT TO ANY APPLICABLE REGULATIONS OR FRANCHISE REQUIREMENTS. THIS EASEMENT ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS.
2. A NON-EXCLUSIVE PUBLIC SIDEWALK MAINTENANCE ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER, UNDER AND UPON A 2.00 FOOT WIDE STRIP OF PRIVATE LAND LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS WITHIN THIS PLAT. THE EASEMENT IS FOR THE PURPOSE OF CITY ACCESS TO ANY PUBLIC IMPROVEMENT WITHIN THE RIGHT-OF-WAY WHICH ADJOINS THE EASEMENT AREA FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENT BY THE CITY OF ISSAQUAH. FOLLOWING ANY USE, THE CITY SHALL RESTORE THE EASEMENT AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
3. A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON TRACT A FOR THE PURPOSES OF A PUBLIC STORM AND SEWER WASTE WATER SYSTEM. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC UTILITY IMPROVEMENTS WITHIN THE EASEMENT AREAS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
4. A PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON THAT PORTION OF OF LOTS 4 AND 5, AS SHOWN ON SHEET 3 FOR THE PURPOSES OF PEDESTRIAN ACCESS AND MAINTENANCE. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL BE RESPONSIBLE TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC PEDESTRIAN IMPROVEMENTS WITHIN THE EASEMENT AREAS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
5. A PRIVATE 3.00 FOOT LSTREET TREE MAINTENANCE EASEMENT IS HEREBY RESERVED FOR AND AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON THOSE PORTIONS OF LOTS 7 THROUGH 10 AS SHOWN ON SHEET 3. THE OWNERS OF SAID LOTS ARE INDIVIDUALLY RESPONSIBLE FOR MAINTAINING AND IF NECESSARY DUE TO REMOVAL, DAMAGE, OR DISEASE, REPLACEMENT OF ONE STREET TREE ON SAID OWNERS RESPECTIVE LOT WITHIN THE EASEMENT AREA. THE IHCA HAS THE RIGHT TO ENFORCE THIS OBLIGATION UPON SAID LOT OWNERS THROUGH MEASURES PROVIDED FOR IN THE IHCA COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ENFORCEMENT CAN INCLUDE PERFORMING THE MAINTENANCE OR REPLACEMENT OF SAID STREET TREES AND ASSESSING THE OWNER FOR ALL ASSOCIATED COSTS.
6. THE 7.50 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOTS 2 THROUGH 5 IS FOR THE BENEFIT OF LOTS 1 THROUGH 6. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
7. THE 7.50 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOT 8 IS FOR THE BENEFIT OF LOT 7. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
8. THE 7.50 FOOT WIDE PRIVATE STORM DRAIN EASEMENT AS SHOWN ON LOT 9 IS FOR THE BENEFIT OF LOT 10. THE OWNERS OF SAID BENEFITED LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE THE BENEFIT OF USE.
9. A PRIVATE WALL EASEMENT OVER THE WALL AND WALL DRAINAGE FACILITIES UPON THAT PORTION OF LOT 6 AS SHOWN ON SHEET 3 ARE FOR THE BENEFIT OF SAID LOT. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE WALLS, AND/OR WALL DRAINAGE FACILITIES THEY BENEFIT OF USE AND FOLLOWING SUCH MAINTENANCE ACTIVITIES SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIGH STREET CENTER AT ISSAQUAH HIGHLANDS UNDER REC. NO. 20131227001074.
10. A PUBLIC ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER AND UPON THE ENTIRETY OF TRACTS A AND B AS SHOWN ON SHEET 3 FOR THE PURPOSES OF PUBLIC ACCESS.
11. A PRIVATE WALL EASEMENT OVER THE WALLS AND WALL DRAINAGE FACILITIES UPON THOSE PORTIONS OF LOTS 7, 8 AND TRACT B, TOGETHER WITH THE WEST 2.00 FEET OF LOT 6 AS SHOWN ON SHEET 3 ARE FOR THE BENEFIT OF SAID LOTS. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE WALLS, AND/OR WALL DRAINAGE FACILITIES THEY BENEFIT OF USE AND FOLLOWING SUCH MAINTENANCE ACTIVITIES SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIGH STREET CENTER AT ISSAQUAH HIGHLANDS UNDER REC. NO. 20131227001074.
12. A PRIVATE WALL EASEMENT OVER THE WALLS AND WALL DRAINAGE FACILITIES UPON THOSE PORTIONS OF LOTS 9 AND 10 AS SHOWN ON SHEET 3 ARE FOR THE BENEFIT OF SAID LOTS. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE WALLS, AND/OR WALL DRAINAGE FACILITIES THEY BENEFIT OF USE AND FOLLOWING SUCH MAINTENANCE ACTIVITIES SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIGH STREET CENTER AT ISSAQUAH HIGHLANDS UNDER REC. NO. 20131227001074.
13. A PUBLIC SIGNAGE EASEMENT OVER AND UPON THAT PORTION OF LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS. THE CITY SHALL HAVE THE RIGHT TO OPERATE, MAINTAIN, REPAIR AND REPLACE THE SIGNAGE WITHIN SAID EASEMENT TOGETHER WITH THE RIGHT TO ACCESS SAID EASEMENT AREA FROM THE RIGHT-OF-WAY FOR SUCH PURPOSES.
14. A PUBLIC SANITARY SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON THOSE PORTIONS OF LOTS 1 AND 2 (AS SHOWN ON SHEET 3) FOR THE PURPOSES OF A PUBLIC SANITARY SEWER SYSTEM. THE CITY HAS THE RIGHT TO REPAIR, REPLACE, CONSTRUCT AND MAINTAIN PUBLIC UTILITY IMPROVEMENTS WITHIN THE EASEMENT AREAS AND FOLLOWING SUCH USE SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION RESULTING FROM THESE ACTIVITIES.
15. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOTS 7 AND 8 IS FOR THE BENEFIT OF SAID LOTS. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
16. THE PRIVATE SEWER EASEMENT AS SHOWN ON LOT 4 IS FOR THE BENEFIT OF LOTS 4, 5 AND 6. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE SEWER FACILITIES THEY HAVE THE BENEFIT OF USE.
17. THE PRIVATE WATER EASEMENT AS SHOWN ON TRACT A AND LOT 10 IS FOR THE BENEFIT OF LOTS 7 THROUGH 10. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE PRIVATE WATER FACILITY THEY HAVE THE BENEFIT OF USE.
18. A PRIVATE IRRIGATION EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON THAT PORTION OF LOT 9 AS SHOWN ON SHEET 3.
19. A PRIVATE WALL EASEMENT OVER THE WALLS AND WALL DRAINAGE FACILITIES UPON THOSE PORTIONS OF LOTS 8 AND 9 AS SHOWN ON SHEET 3 ARE FOR THE BENEFIT OF TRACT B. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE WALLS, AND/OR WALL DRAINAGE FACILITIES THEY BENEFIT OF USE AND FOLLOWING SUCH MAINTENANCE ACTIVITIES SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UNDERTAKE SUCH MAINTENANCE AND TO ALLOCATE SUCH MAINTENANCE COSTS TO THE BENEFITED OWNERS AS PERMITTED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HIGH STREET CENTER AT ISSAQUAH HIGHLANDS UNDER REC. NO. 20131227001074.

Reserve At Forest Ridge

A PORTION OF THE NE 1/4 OF THE NW 1/4,
SEC. 26, TWP. 24 N., RGE. 06 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 500'



GENERAL NOTES

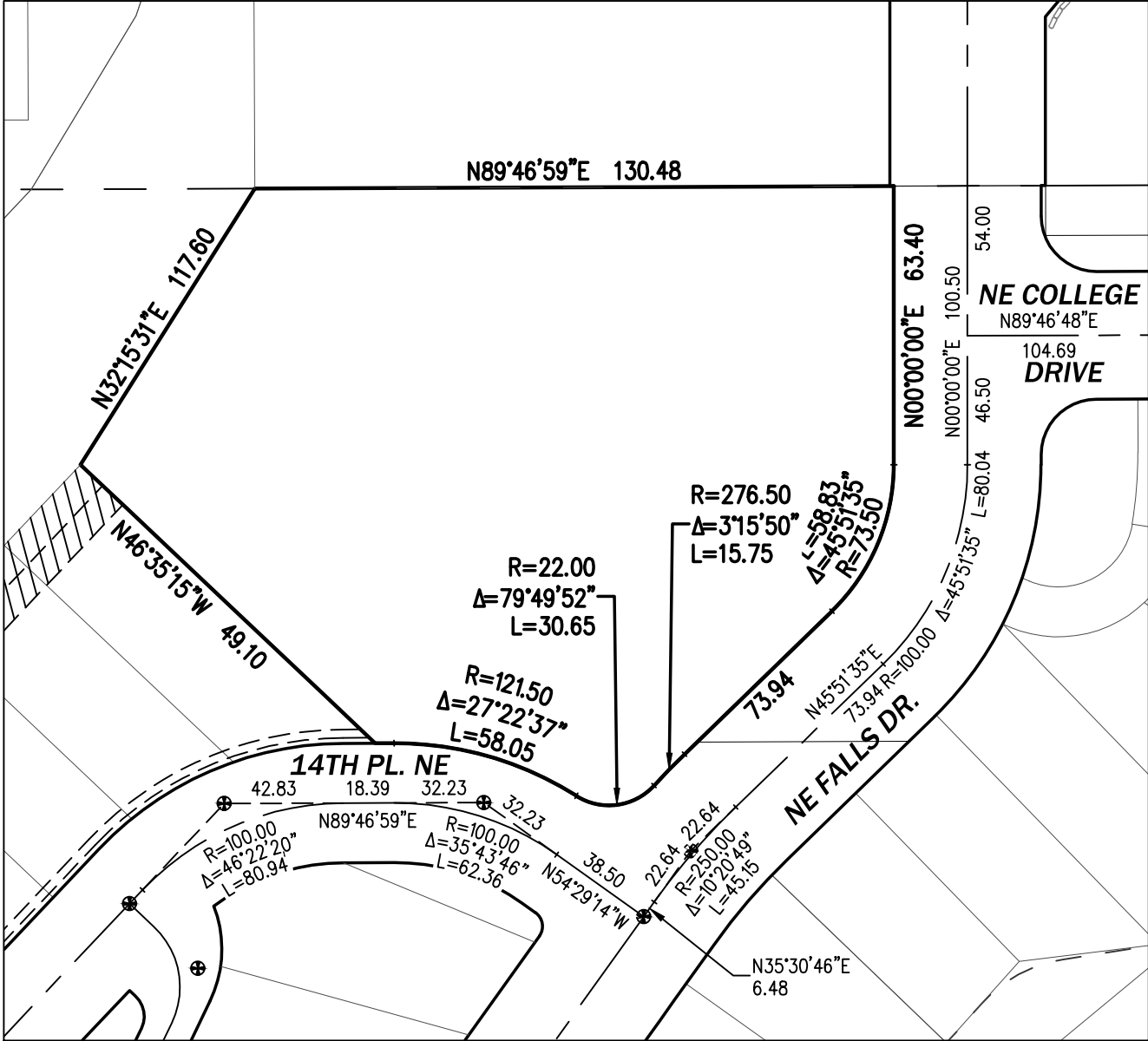
1. UNLESS SPECIFICALLY DESCRIBED IN THE EASEMENT PROVISIONS, ALL PRIVATE UTILITY STUB OUTS AND EASEMENTS AS SHOWN HEREON, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNERS AND/OR ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION.
2. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR THE TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
3. TRACT A IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1, 7, 8, 9 AND 10 UPON THE RECORDING OF THIS FINAL PLAT. SAID OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS AND UTILITY IMPROVEMENTS WITHIN SAID TRACT. COSTS FOR THE MAINTENANCE OF SAID UTILITIES SHALL BE SHARED AMONGST SAID LOTS. COSTS FOR THE MAINTENANCE OF THE ACCESS IMPROVEMENTS SHALL BE SHARED BY ALL LOTS IN ACCORDANCE TO THE BENEFITS EACH LOT RECEIVES.
- THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE, LIGHTING, MAIL BOX AND PEDESTRIAN ACCESS IMPROVEMENTS WITHIN SAID TRACT AND SHALL BE GRANTED A MAINTENANCE AND ACCESS EASEMENT OVER SAID TRACT, AND FOLLOWING SUCH MAINTENANCE ACTIVITIES, SHALL RESTORE AS NEAR AS POSSIBLE TO ORIGINAL CONDITION.
4. TRACT B IS HEREBY CONVEYED TO THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) UPON THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, PUBLIC AND PRIVATE UTILITIES, ACCESS AND RECREATION. THE ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION (IHCA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE, ACCESS FACILITIES AND PRIVATE UTILITIES WITHIN SAID TRACTS.

REFERENCES

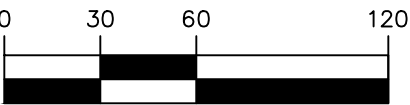
1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA11-00002, RECORDED OCTOBER 6, 2011 UNDER RECORDING NO. 20111006900006, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

N89°46'59"E ALONG THE NORTH LINE OF THE NE 1/4 SECTION 26, TOWNSHIP 24N, RANGE 6E PER CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA11-0002 RECORDED UNDER KING COUNTY REC. NO. 20111006300006 RECORDS OF KING COUNTY, WASHINGTON.



SCALE: 1" = 60'



SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON UPDATED SECOND COMMITMENT NUMBER 220230-SC, DATED APRIL 29, 2022 IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS IS A FIELD TRAVERSE SURVEY. A TOPCON THREE(3) SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.
3. ALL DISTANCES ARE IN FEET

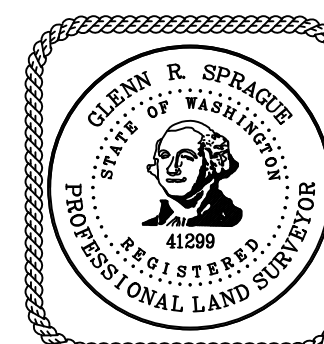


12100 NE 195th Street, #300
Bothell, Washington 98011
425.885.7877



ENGINEERING • PLANNING • SURVEYING
JOB NO. 17136

ISSAQUAH HIGHLANDS
FINAL PLAT OF DIVISIONS
1, 2, 3, 9, 10, 12, 13, 15,
16, 17, & 18
REC. NO. 9712171813



12100 NE 195th Street, #300
Bothell, Washington 98011
425.885.7877



ENGINEERING • PLANNING • SURVEYING

JOB NO. 17136